

13/1 The Square



13/1 The Square

Kelso, TD5 7HH

Offers Over £165,000



A prime two-bedroom apartment overlooking Kelso Town Square, featuring a spacious open-plan living and dining area, modern kitchen, and two double bedrooms.



13/1 THE SQUARE

This beautifully presented two-bedroom apartment enjoys a prime position overlooking Kelso Town Square, offering both comfort and convenience.

The welcoming interior is tastefully finished throughout, with an expansive open-plan living and dining area that boasts stunning views of the town square thanks to the large windows. The adjoining fully fitted kitchen is perfect for modern living. The apartment also features two well-proportioned double bedrooms and a modern bathroom, making it an ideal home for those seeking a blend of space, style, and location.

Having run as a successful holiday let for a number of years, this tried and tested income stream would be great for those looking to venture into the buy-to-let market; though would easily accommodate a couple as a main residence.

LOCATION

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [////////bounding.fulfilled.devalued](#)

HIGHLIGHTS

- Premium Position overlooking the square
- Well established Holiday Let
- Town Centre location
- Available fully furnished if required
- Neutral Decor

ACCOMMODATION SUMMARY

FLOOR: Entrance Hallway, open plan sitting room/ dining room , kitchen, utility cupboard. ATTIC FLOOR; Landing, Two double bedrooms, Bathroom.

SERVICES

Mains gas, electric, water & drainage. Gas central heating. Double Glazing.

ADDITIONAL INFORMATION

All fitted carpeting, light fittings, integrated appliances, curtain rails and blinds are included in the sale price. 68m sq internal.

SELF CATERING ACCOMMODATION OPPORTUNITY

The property has a short term letting licence. It is currently being run as part of a successful holiday accommodation business and can be sold as a going concern offering immediate income. All furniture can be included in the sale by negotiation with the owner.

COUNCIL TAX

Currently holiday let registered with short letting licence in place.

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

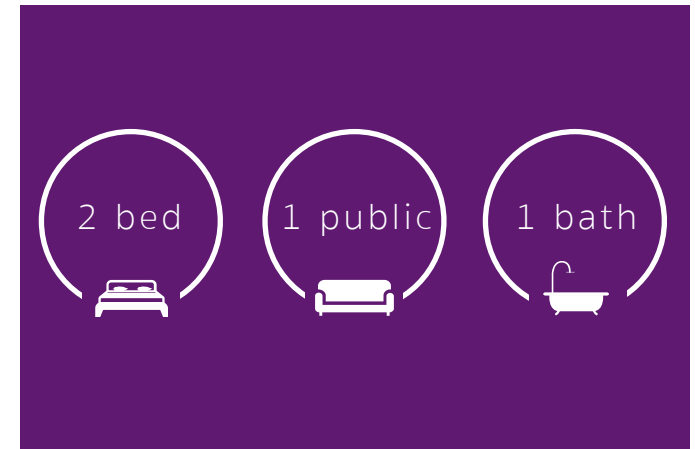
VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £165,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





Kelso • Selkirk • Duns • Eyemouth • Jedburgh • Coldstream

Property Shops 01573 225999 Hastings Legal Services 01573 2269999